

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, SEPTEMBER 19, 2016 AT**  
**7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), William Morris and Joanna Gwozdzowski, Sandra Dennies (Alternate). Present for staff Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order 7:05 pm

Mr. Morris moved to take the agenda out of order to pending applications, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Stein, Morris, Gwozdzowski, Dennies)

**PENDING APPLICATIONS**

1. **CSPR-1012– LORRAINE & CURT ANASTASIO, 224 Dolphin Cove Quay,** New proposed living area addition. Property is located in the CAM boundary.

Ms. Vineeta Mathur presented the application. After a brief discussion Ms. Morris moved to approve with the EPB conditions, seconded by Ms. Gwozdzowski carried on a vote of 5 to 0 (Mills, Stein, Morris, Dennies, Gwozdzowski,)

Mr. Morris moved to return to the public hearing, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, Dennies, Gwozdzowski)

**PUBLIC HEARING CONTINUED FROM SEPT 12, 2016**

2. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review,** requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

Attorney John Freeman handed out copies of the revised presentation along with the parking count along Coastal Gardens Park recommended by Chairman Mills and described the results. He listed the merits of the overall plans and stated that they have made significant changes since the application was first submitted in response to comments from Zoning Board staff.

Victor Mirontschuk, architect described the changes in the proposals made per comments from the Zoning Board during the public hearing held on September 12, 2016. He presented alternative façade treatment for the lower floors (Y4, Y5 and 101 Park Place). The board preferred the facade treatment on the first two floors of Y4 & Y5.

The Zoning Board members discussed the massing, color, orientation and articulation of the proposed building at length.

Joanna Gwozdzowski, David Stein and William Morris expressed concern with the massing along Dyke Lane and stated their desire to see variation in the mass of the buildings along Dyke Lane in light of future development of the neighborhood.

Sandra Dennies noted that she considered the design as presented to be thoughtful and appropriate.

The setback along Dyke lane was discussed. Mr. Mirontschuk stated that increasing the setback as desired by the board would have to be assessed by a structural engineer since it would require the residential tower to cantilever over the parking garage. This could potentially increase the setback about 2 feet. After discussion of the merit of such analysis the Zoning Board members concluded that the increase in setback will not be significant to explore the cantilever.

Summarizing the discussion Chairman Mills noted that the applicant must address the following prior to continuation of the Public Hearing on Monday September 26<sup>th</sup>.

- Conduct a shadow study analyzing shadows on the neighborhood to the east for June 21, September 21 and December 21 from the towers fronting Dyke Lane.
- Revise the elevation along Dyke Lane to further articulate the horizontal band above the fifth story.
- Show the new façade treatment (similar to Y4, Y5) on the first two levels of the elevation along Dyke Lane and the four stories along Coastal Gardens Park.
- Present color scheme through swatches/materials which show differentiation between the color pattern for P4 and P5.
- Incorporate the 'water table' articulation feature on the Dyke Lane facade.
- Balconies along Dyke Lane should at least project 1 foot from the façade.
- Incorporate gazebos or alternative focal landscape structure(s) in the Coastal Gardens Park along the pathway crossing through the park along extension of Harbor Street. Add a feature to serve as a focal point along the path crossing Coastal Gardens Park immediately south of P4.
- Add additional benches along the extension of Harbor Street.

## **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

Minutes for Approval: September 12, 2016. David Stein made comments on the minutes including removal of the note that the Planning Board letter was read by him for application 215-28, 28A. He also recommended that the minutes note the discussion among the Zoning Board with relation to 216-11 (45 Church Street, Map Change) regarding the lack of mechanisms to enforce site plan conditions. The approval of the minutes was tabled to incorporate the revisions.

### **ADJOURNMENT**

Joanna Gwozdzowski moved to adjourn the meeting at 10:30pm, seconded by Sandra Dennies and unanimously approved 5 to 0 (Mills, Dennies, Stein, Morris, and Gwozdzowski)

The meeting was adjourned at 10:35 pm

Respectfully submitted,

David Stein, Secretary  
Stamford Zoning Board

ZB PH091916